

PLANNING COMMISSION-MARCH 22, 2017

STAFF COMMENTS

1. STREET VACATION WOODLAND AVE NW AND PARK AVE. NW- FILE NO. 17-01:

- The City of Willmar initiated the vacation process of Woodland Ave. NW and a portion of Park Ave. NW (10th St. NW) needed for a lift station project and joint effort with the County Fair Board of streets described as follows: Woodland Avenue, as delineated and dedicated on the plat of Parson's Subdivision, according to the recorded plat thereof, Kandiyohi County, Minnesota.; Park Avenue, as delineated and dedicated on the plat of Thorpe and Liens Addition, according to the recorded plat thereof, Kandiyohi County, Minnesota, lying north of the south line of Block 2, and its easterly extension, as delineated and dedicated on the plat of Parson's Subdivision, according to the recorded plat thereof, Kandiyohi County, Minnesota lying westerly of the vacated portion of said Park Avenue as described in Document Number 82913 on file in the office of the County Recorder, Kandiyohi County, Minnesota.
- The City proposes retaining a utility easement over, under and across all of the vacated Street Woodland Ave. NW.
- With the vacating of the streets there will be some land transactions with the fairground including a right-of-way plat to dedicate some parcels for the lift station project. In the right-of-way plat the portion of Park Ave. NW that is proposed for vacation will be retained in a permanent utility easement.
- Kandiyohi County has no objection to the vacation.
- The Department of Natural Resources has reviewed the proposed street vacation and has no objection to the vacation of Woodland Avenue as listed above.

MUC Comments: The MUC does not object to the vacating of this area. Provided: the entire right-of-way is changed to utility easement. Furthermore, with the understanding that and construction above the existing utilities may potentially lead to relocation costs borne by the owner.

Engineering/Public Works Comments: Utility easements as noted on petition and shown on Right of Way Plat are required.

Private Utility Comments:

Charter Communications: requests that a utility easement be retained in the vacated street locations, and utility relocation or removal shall be at the expense of the vacation requestor.

Century Link Comments: they have buried facilities across and within the right of way of both streets and requests that they be protected.

WindStream: Windstream has facility on Woodland Ave. NW going to 1017 and on the west side of 10th St./Park Ave which would need to be maintained. We can relocate as necessary to maintain this feed.

RECOMMENDATION: Approve the resolution for street vacation for Woodland Ave. NW and Park Ave. NW as described above with the following conditions:

- A. The right-of-way of both streets shall be retained as utility easements protecting existing public and private utility facilities.